

094.0

0007

0008.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
666,500 / 666,500

USE VALUE:

666,500 / 666,500

ASSESSED:

666,500 / 666,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
9		PETER TUFTS RD, ARLINGTON

**OWNERSHIP**

Owner 1:	SMITH CHRISTINE/TR	Unit #:	
Owner 2:	TEEHAN FAMILY 2014 IRREVOCABLE		
Owner 3:	TRUST		

Street 1: 9 PETER TUFTS RD

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

**PREVIOUS OWNER**

Owner 1:	TEEHAN EDWARD R & ANN M -
Owner 2:	-

Street 1: 9 PETER TUFTS RD

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02474		

**NARRATIVE DESCRIPTION**

This parcel contains 4,533 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Vinyl Exterior and 1635 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4533		Sq. Ft.	Site		0	70.	1.23	5									389,193						389,200	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										61952
										GIS Ref
										GIS Ref
										Insp Date
										08/16/18

PREVIOUS ASSESSMENT										Parcel ID	094.0-0007-0008.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	277,300	0	4,533.	389,200	666,500	666,500	Year End Roll			12/18/2019
2019	101	FV	218,800	0	4,533.	394,800	613,600	613,600	Year End Roll			1/3/2019
2018	101	FV	218,800	0	4,533.	294,700	513,500	513,500	Year End Roll			12/20/2017
2017	101	FV	218,800	0	4,533.	266,900	485,700	485,700	Year End Roll			1/3/2017
2016	101	FV	218,800	0	4,533.	255,800	474,600	474,600	Year End			1/4/2016
2015	101	FV	206,500	0	4,533.	216,800	423,300	423,300	Year End Roll			12/11/2014
2014	101	FV	206,500	0	4,533.	205,700	412,200	412,200	Year End Roll			12/16/2013
2013	101	FV	206,500	0	4,533.	195,700	402,200	402,200				12/13/2012

**SALES INFORMATION**

TAX DISTRICT										PAT ACCT.		ASR Map:	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
TEEHAN EDWARD R	64041-189		8/6/2014	Convenience	10	No	No						
	11728-316		8/22/1969		24,000	No	No	N					

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/21/2018	666	New Wind	2,000	C					8/16/2018	Meas/Inspect	BS	Barbara S
8/26/2003	731	Re-Roof	5,700						3/23/2009	Meas/Inspect	163	PATRIOT
									4/1/2000	Inspected	197	PATRIOT
									2/1/2000	Measured	197	PATRIOT
									8/4/1993		KT	

**ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 15 - Old Style	Sty Ht: 1H - 1 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:								
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:																						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	<b>OTHER FEATURES</b>				RESIDENTIAL GRID																	
Grade: C - Average	Year Blt: 1916	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Good	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Jurisdct:	Const Mod:	Lump Sum Adj:		Fpl: 1	Rating: Average	WSFlue:	Rating:	Other			Upper														
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				Lvl 2			Lvl 1														
Alt %:				Name:	Total Units:	Floor:	% Own:	Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>													
Avg Ht/FL: STD	Prim Int Wall: 6 - Average	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	31.	Functional:	Economic:	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	7	3									
				Special:		Override:	Total: 31	Additions:					Kitchen:												
								Baths:																	
								Plumbing:																	
								Electric:																	
								Heating:																	
								General:																	
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>								<b>SUB AREA</b>													
				Basic \$ / SQ: 130.00	Size Adj.: 1.29220176	Const Adj.: 0.99693000	Adj \$ / SQ: 167.471	Other Features: 78500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val											
				LUC Factor: 1.00	Adj Total: 401822	Depreciation: 124565	Depreciated Total: 277257	Juris. Factor:		Before Depr:	167.47	Special Features: 0	Val/Su Net:	103.66	Final Total: 277300	Val/Su SzAd	169.60								
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 094-0-0007-0008.0																
<b>SPEC FEATURES/YARD ITEMS</b>																				<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:					Total Special Features:								Total:				<b>AssessPro Patriot Properties, Inc</b>							